



Staff Report

Author: Kimberly Barlett, Senior Planner
Department: Development Services
Subject: Site Plan
Meeting Date: April 21, 2026
Application: Site-25-19

Existing Zoning: LI (Light Industrial)

Map & Parcel: 476-4A,4A01, 4A02,4A03

Parcel Size: 114.79 acres

Applicant: Kern & Co., LLC- Chad Zittrouer
PO Box 15179
Savannah, GA 31329

Owner(s): RB Baker Properties LLC
70 Shirley B James Drive
Garden City, GA 31408

Commissioner District: Fifth District

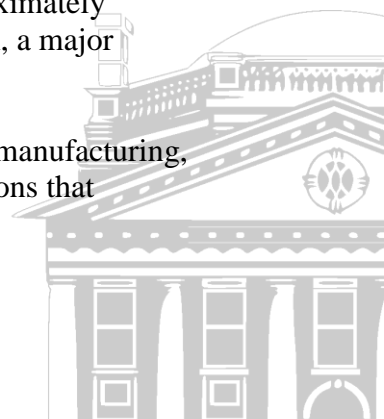
Location: Old Augusta Road South
Rincon, GA 31326

Project Name: Old Augusta- Baker Tract

Existing Land Use and Zoning:

The subject parcel is a vacant tract located on **Old Augusta Road South**. Since the rezoning, the parcel has been divided into four separate parcels, including an easement of approximately 114.79 acres. Access to the site is provided directly from Old Augusta Road South, a major transportation corridor within Effingham County.

The property is zoned **LI (Light Industrial)**, which permits a range of industrial, manufacturing, processing, and distribution uses. This district is intended to accommodate operations that



function in a clean, efficient, and non-intrusive manner while maintaining compatibility with adjacent commercial and residential areas.

This zoning pattern reflects a mix between residential and Industrial development. Surrounding zonings include:

- **North:** AR-1 (Agricultural–Residential, 5 acres or more) and AR-2 (Agricultural–Residential, 1 acre or more)
- **East:** AR-1 (Agricultural–Residential, 5 acres or more)
- **West:** R-1 (Single Family Residential) and I-1 (Industrial)
- **South:** R-1 (Single Family Residential and I-1 (Industrial)



Project Description/ Site Characteristics

The applicant proposes the phased development of a warehouse distribution park consisting of four warehouse buildings.

The subject parcels contain **114.79 acres** and are located along Old Augusta Road South, a primary transportation corridor within Effingham County.

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The site includes mapped **wetlands** and areas within **FEMA Flood Zone A**, based on County GIS mapping. Wetland delineations have been submitted to the U.S. Army Corps of Engineers as per the applicant.

A Development of Regional Impact (DRI) review was completed in 2024, and the Georgia Department of Community Affairs found the project consistent with the adopted Comprehensive Plan

Proposed Building Areas

- **Parcel A (Phase 1):** JIT Warehousing and Logistics – 251,100 sq. ft.
- **Parcel B:** 72,600 sq. ft.
- **Parcel C:** 210,800 sq. ft.
- **Parcel D:** 220,100 sq. ft.

Additional Site Features

- Maximum building height: 50 feet
- 150-foot vegetative buffers surrounding the property
- Proposed right-of-way reservation for a future connection to the Old Augusta–Chimney Road roundabout



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Executive Summary/Background:

At the November 18, 2025 Board of Commissioners meeting, the property was rezoned from R-1 to LI to allow for light industrial uses, subject to the following conditions:

1. A Site Plan must be approved by the Board of Commissioners.
2. All buffers must adhere to the Effingham County Board of Ordinances, Section 3.4 – Buffers
3. Site development plan must comply with the Effingham County Water Resources Protection Ordinance, the Stormwater Management Local Design Manual, and Chapter 34 - Flood Damage Prevention.
4. Based on the parcel's location, extra Best Management Practices (BPMs) and requirements must be followed as agreed upon between Effingham County and the City of Savannah.
5. Any buildings that face Old Augusta Road, the truck court shall be in the rear of the building.
6. The Site Plan shall clarify the additional buffers.

Facts and Findings:

Parking

Based on the applicant's submission:

- Parcel A (Phase 1) will provide 50 automobile parking spaces and 59 trailer parking spaces
- Parcel B will provide an additional 30 automobile parking spaces

Pursuant to the Effingham County Off-Street Parking and Loading Ordinance, one parking space is required for every two employees, plus one space for every 50 square feet of retail or service area, if applicable.

Surrounding Development Pattern

The surrounding area reflects a transition between rural residential development and emerging industrial activity along Old Augusta Road South. The Light Industrial district is intended to support economic growth while maintaining compatibility with nearby residential uses.

Zoning Context

The subject property is zoned LI. Adjacent properties are zoned R-1, AR-1, and AR-2, reflecting a transition from agricultural and residential uses to industrial development.

The Light Industrial (LI) district is established to promote economic growth and employment by providing areas suitable for manufacturing, warehousing, distribution, and similar uses.

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Infrastructure and Services

The property is served by **Effingham County Water and Sewer**, consistent with surrounding development. Emergency access is adequate via Old Augusta Road South.

Comprehensive Plan:

These parcels are designated **Industrial** on the **Future Land Use Map (FLUM)**. This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses. Light and Heavy industrial uses are permitted in these areas. Light industrial includes, but is not limited to, warehousing and distribution, trucking, and small-scale assembly and manufacturing. Development in this category requires supportive infrastructure and access to major transportation thoroughfares. It is important for industrial areas to comply with environmental regulations, implement sustainable practices, and mitigate their environmental footprint to minimize the adverse effects of commercial and industrial land uses on surrounding property and public thoroughfares; to act as a filtration zone for stormwater; to make the environment more visually attractive; and to preserve the undisturbed vegetative buffers in the county.

These parcels are designated in the **Development: Suburban Node** on the **Future Land Use Map (FLUM)**. Areas designated for concentrated growth, development, and investment. It serves as a focal point for economic activity, infrastructure development, and urban expansion. Nodes are strategically chosen based on factors such as accessibility, connectivity, availability of services, and potential for sustainable growth to create vibrant and resilient communities. This area is subject to overlay node development stan



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Recommendation

The applicant has submitted the site plan in accordance with Section 14-56(w) of the Effingham County Site Plan Ordinance. The proposed development meets the applicable zoning and site plan requirements of the LI (Light Industrial) district, including parking, buffering, and access standards.

Based on the analysis above, staff finds that the proposed development is consistent with the intent of the LI zoning district and is compatible with the evolving industrial development pattern along Old Augusta Road South.

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